



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members

LEE BRAND, Vice Chair
NUEL BROWN
JEFFREY HARRINGTON
HAL KISSLER
CHARLES VANG
JENNIFER WHITE

Planning and Development
Director/Secretary
NICK P. YOVINO

Assistant City Attorney
MICHAEL SLATER

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

November 5, 2003

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will

come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. **Minutes** – Approve minutes for meetings of September 3, and October 1, 2003.
- B. **Communications**
- C. **Entitlements**

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Rezone Application No. R-03-21, Conditional Use Permit Application No. C-03-67, and environmental findings filed by LATCO Enterprises, for 17.7 acres of property located on the northwesterly side of North Figarden Drive between North Santa Fe and West Sierra Avenues.
1. Environmental Assessment No. R-03-21/C-03-67, determination of initial study to file a Mitigated Negative Declaration.
 2. Rezone Application No. R-03-21 proposes to rezone a 4.5 acre portion of the 17.7 acre subject site from the R-2/UGM/BA-15-20/UGM/cz (Low Density Multiple Family Residential/ Boulevard Area with 15-20 feet of landscaping/Urban Growth Management/conditions of zoning) to the R-2/UGM/BA-15-20/UGM (Low Density Multiple Family Residential/ Boulevard Area with 15-20 feet of landscaping/Urban Growth Management) zone district.
 3. Conditional Use Permit Application No. C-03-67 proposes to develop the entire 17.7 acre site with a 272-unit multiple-family residential complex comprised of single and two-story residential structures, enclosed garage parking spaces, and on-site open space areas.
 - Bullard Area Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Approve
 - Rezone Application will be considered by City Council
- B. Consideration of Rezone Application No. R-03-26, Conditional Use Permit Application No. C-03-21, and environmental findings filed by Scott Vincent on behalf of Thompson-Fogg Partners, for 10.0 acres located on the south side of West Shields Avenue between North Brawley and North Knoll Avenues.
1. Environmental Assessment No. R-03-26/C-03-21, determination of initial study to file a Mitigated Negative Declaration.
 2. Rezone Application No. R-03-26, requesting to rezone the subject property from the AE-5/UGM zone district to the R-2/UGM/cz zone district.
 3. Conditional Use Permit Application No. C-03-21 proposes to develop the 10.0 acre site with a 160-unit multiple family residential complex comprised of two-story buildings and will include active open space areas, pool, recreation building, and tot-lot.
 - West Area Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Mike Sanchez
 - Staff Recommendation: Approve
 - Rezone Application will be considered by City Council

IX. REPORT FROM SECRETARY

- A. Discussion of topics to be considered for the joint City Council/Planning Commission workshop to be held on November 18, 2003, from 2:00 to 5:00 pm (tentatively planned to be held in the new Exhibit Hall).

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT